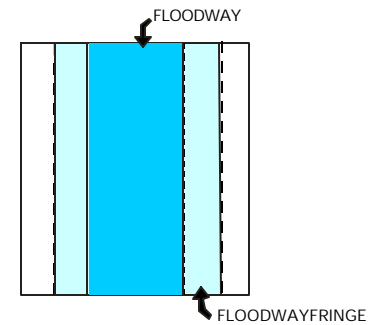


DOCKET #: W2535

PROPOSED ZONING:
Winston-Salem RS9

EXISTING ZONING:
County RS9 and
Winston-Salem RS9

PETITIONER:
City of Winston-Salem
for property owned
by Calmit Properties



SCALE: 1" represents 400'

STAFF: Roberts

GMA: 3

ACRE(S): 8.5

MAP(S): 660846



March 20, 2002

City of Winston-Salem
c/o Bryce A. Stuart, Manager
P. O. Box 2511
Winston-Salem, NC 27102

RE: ZONING MAP AMENDMENT W-2535

Dear Mr. Stuart:

The attached report of the Planning Board to the Board of Aldermen is sent to you at the request of the Aldermen. You will be notified by the City Secretary's Office of the date on which the Aldermen will hear this petition.

Sincerely,

A. Paul Norby, AICP
Director of Planning

pc: City Secretary's Office, P.O. Box 2511, Winston-Salem, NC 27102
Calmit Properties, 115 Adams Street, Kernersville, NC 27284
Mulvaney Homes, Inc., 1330 East Fourth Street, Suite 300, Charlotte, NC 28204

ACTION REQUEST FORM

DATE: March 20, 2002
TO: The Honorable Mayor and Board of Aldermen
FROM: A. Paul Norby, AICP, Director of Planning

BOARD ACTION REQUEST:

Request for Public Hearing on zoning map amendment of City of Winston-Salem for property owned by Calmit Properties and Mulvaney Homes, Inc.

SUMMARY OF INFORMATION:

Zoning map amendment of City of Winston-Salem for property owned by Calmit Properties and Mulvaney Homes, Inc. from County and City RS-9 to City RS-9: property is located at the northeast quadrant of I-40 and Oak Grove Church Road (Zoning Docket W-2535).

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: UNANIMOUS
AGAINST: NONE
SITE PLAN ACTION: NOT REQUIRED

CITY ORDINANCE - GENERAL USE

Zoning Petition of City of Winston-Salem for
property owned by Calmit Properties and Mulvaney
Homes, Inc., Docket W-2535

AN ORDINANCE AMENDING THE WINSTON-
SALEM
CITY ZONING ORDINANCE AND THE
OFFICIAL ZONING MAP OF THE CITY OF
WINSTON-SALEM, N.C.

BE IT ORDAINED by the Board of Aldermen of the City of Winston-Salem as follows:

Section 1. The Winston-Salem City Zoning Ordinance and the Official Zoning Map of the
City of Winston-Salem, N.C. are hereby amended by changing from County RS-9 and City RS-9
to City RS-9 the zoning classification of the following described property:

Tax Block 5633D, Tax Lots 1-19 and 76-86

Section 2. This ordinance shall become effective upon adoption.

ZONING STAFF REPORT

DOCKET # W-2535
STAFF: Gary Roberts

Petitioner(s): City of Winston-Salem
Ownership: Calmit Properties and Mulvaney Homes, Inc.

REQUEST

From: County RS-9 and City RS-9
To: City RS-9

Acreage: 8.5 acres

LOCATION

Street: Northeast quadrant of I-40 and Oak Grove Church Road.
Jurisdiction: City of Winston-Salem.
Ward: Closest to East.

ANALYSIS

Currently an annexation petition for the subject property is pending before the Board of Aldermen. The current rezoning request consists of 8.5 acres located on the northeast quadrant of I-40 and Oak Grove Church Road. The Planning Board's role in reviewing this petition pertains only to the zoning jurisdiction. The decision to annex the property is made by the Board of Aldermen upon recommendation by the Public Works Committee.

This proposal will not change the permitted uses of the subject property, but will reclassify the newly incorporated property (once finalized) from its present Forsyth County zoning classification to the equivalent City of Winston-Salem zoning classification. The two zoning classifications are equivalent and there are no changes in development rights or constraints.

The property owner was notified of this zoning classification change by certified mail and the certified receipt is on file in the zoning docket.

STAFF RECOMMENDATION

Zoning: **APPROVAL**.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Arnold King moved approval of the zoning map amendment.

SECOND: Kerry Avant

VOTE:

FOR: Avant, Bost, King, Norwood, Powell

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning